

RTT (03-18-2010)

ROW 005 A (Revised 7/2009)

Grantee, prepared by and return to:

Mississippi Department of Transportation

Right of Way Division (Title Section) 84-01

P. O. Box 1850

Jackson, Mississippi 39215-1850

Phone: 601-359-7512

Account No. STP-0029-02(013) 102556/201000

Grantor Address:

52 DOCKERY ROAD

BYHALIA, MS 38611

Phone: 1-901-603-6731

Business No. N/A

Bill
sent

WARRANTY DEED

INDEXING INSTRUCTIONS:

NE 1/4 of the SE 1/4 of

Section 33, T-2-S, R-6-W,

Desoto County, Mississippi

Initial _____, _____, _____

APPROVED
By PDM at 11:28 am, Mar 18, 2010

B ACREE PEPPER, ET AL
102556/201000
094-1-00-W

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of Two Thousand nine
hundred and 00 /100
 Dollars (\$2,900.00) the receipt and sufficiency of which is

hereby acknowledged, I/we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi Transportation Commission the following described land:

**INDEXING INSTRUCTIONS: NE 1/4 of the SE 1/4 OF SECT. 33, T-2-S, R-6-W,
 DESOTO COUNTY, MISSISSIPPI.**

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, grid values, using a combined scale factor of 0.999954285 and a grid to geodetic azimuth angle of (+) 00 degrees 14 minutes 09 seconds developed at the approximate center of Project No. STP-0029-02(013) 102556/201000. It is the intent of this description to convey that portion of grantor's property lying between the proposed right-of-way line as defined by said project and the grantor's property lines.

Commencing at a cotton picker spindle found in the centerline of Highway 305, that is locally accepted as the northeast corner of Section 33 Township 2 South, Range 6 West, Desoto County, Mississippi, said point having a value of N 1955757.36, E 2447414.94 on the above referenced coordinate system, thence run South 04 degrees 38 minutes 48 seconds West a distance of 2783.24 feet to a point that is 285 feet northwesterly of and perpendicular to the centerline of relocated Mississippi Highway 305 at station 411+65 as defined by said project and being the **Point of Beginning** of the herein described tract;

- From said **Point of Beginning** run thence North 02 degrees 41 minutes 48 seconds East along the proposed right of way line of the above mentioned project a distance of 94.78 feet, more or less, to the north line of grantor's property;

Initial LA, EP, JP, MS

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- Thence along the north line of grantor's property South 89 degrees 58 minutes 43 seconds East 59.77 feet, to the east right of way line of existing Mississippi Highway 305;
 - Thence along said right of way line as follows:
 - Thence South 26 degrees 29 minutes 47 seconds West a distance of 29.59 feet;
 - Thence South 63 degrees 30 minutes 13 seconds East a distance of 10.00 feet;
 - Thence South 25 degrees 59 minutes 17 seconds West a distance of 80.81 feet;
 - Thence leave the right of way and run North 70 degrees 05 minutes 45 seconds West a distance of 26.13 feet to the **Point of Beginning**, containing 0.10 acres (4524 square feet), more or less, and situated in the Northeast Quarter of the Southeast Quarter of Section 33, Township 2 South, Range 6 West, Desoto County, Mississippi.

The grantor herein further warrants that the above described property is no part of his/her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

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It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness (my) (our) signature this the 24th day of MARCH A.D. 20 10

Lisa Holloway
Signature/Date: LISA Holloway
Print Name:

Signature/Date:
Print Name:

Edwin L. Peffer
Signature/Date: Edwin L. Peffer
Print Name: Edwin L. Peffer

Signature/Date:
Print Name:

James Pepper
Signature/Date: James Pepper
Print Name: James Pepper

Signature/Date:
Print Name:

Mary Louise Flinn
Signature/Date: Mary Louise Flinn
Print Name: Mary Louise Flinn

Signature/Date:
Print Name:

Initial _____, _____, _____

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In the case of natural persons acting in their own right:

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of MARCH, 2010, within my jurisdiction, the within named LISA HOLLOWAY, MARY LOUISE FLINN and
Instrument Signer Name

EDWIN L. PEPPER, JAMES PEPPER who
Instrument Signer Name Instrument Signer Name

acknowledged that ~~(he)~~ ~~(she)~~ ~~(they)~~ executed the above and foregoing instrument.



Lloyd T. Everhardt (NOTARY PUBLIC)

My commission expires: _____

Initial _____, _____, _____

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